



Eclipse Marlow



Superb back to frame refurbishment
providing a virtually new high specification office building

27,170 sq ft

Self contained site with 110 car parking spaces
Occupation circa December 2014



Night View





Accommodation

<u>Ground Floor</u>	<u>Sq Ft</u>
Reception:	700
Offices:	12,900
 <u>First Floor</u>	
Offices:	13,570
Total:	27,170

Floor areas approximate and subject to final measured survey

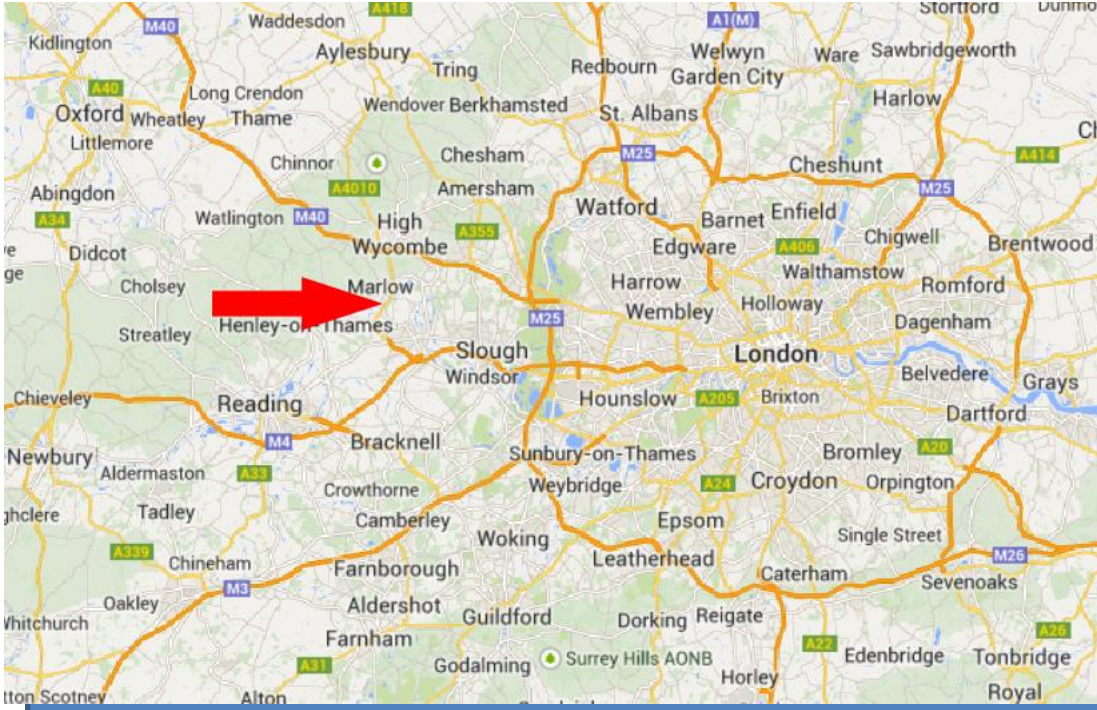


Proposed Refurbishment specification to include:

- New feature frameless glass entrance / reception area with small atrium.
- New high performance external cladding to all elevations.
- New roof covering to provide 15 year guarantee.
- New Core including male and female toilet areas to both ground and first floors.
- New lift
- DDA compliant with new disabled toilet and lift disabled friendly.
- New M&E including new Air Conditioning system with fresh air.
- New frameless glass windows throughout.
- New raised access floors with power points set out on a 4m grid.
- New suspended ceilings incorporating new LG7 lighting.
- New finishes and carpeting.
- Revamped external areas & landscaping.

Note: subject to finally agreed specification. Depending upon the stage of construction this can be customised to fit individual occupiers requirements.

Location

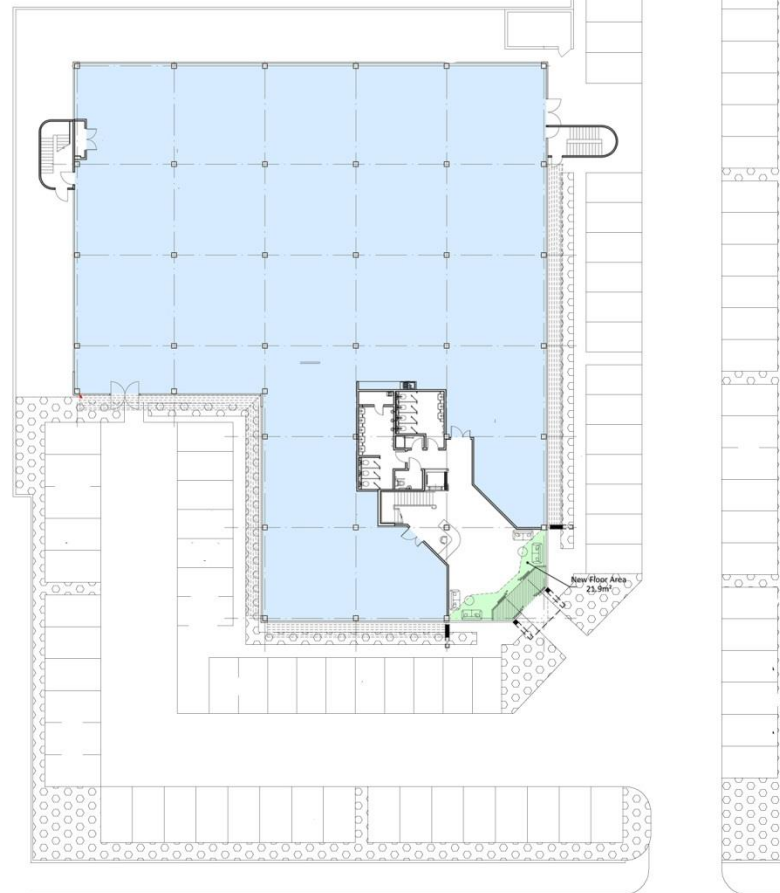


Post Code:
SL7 1YL

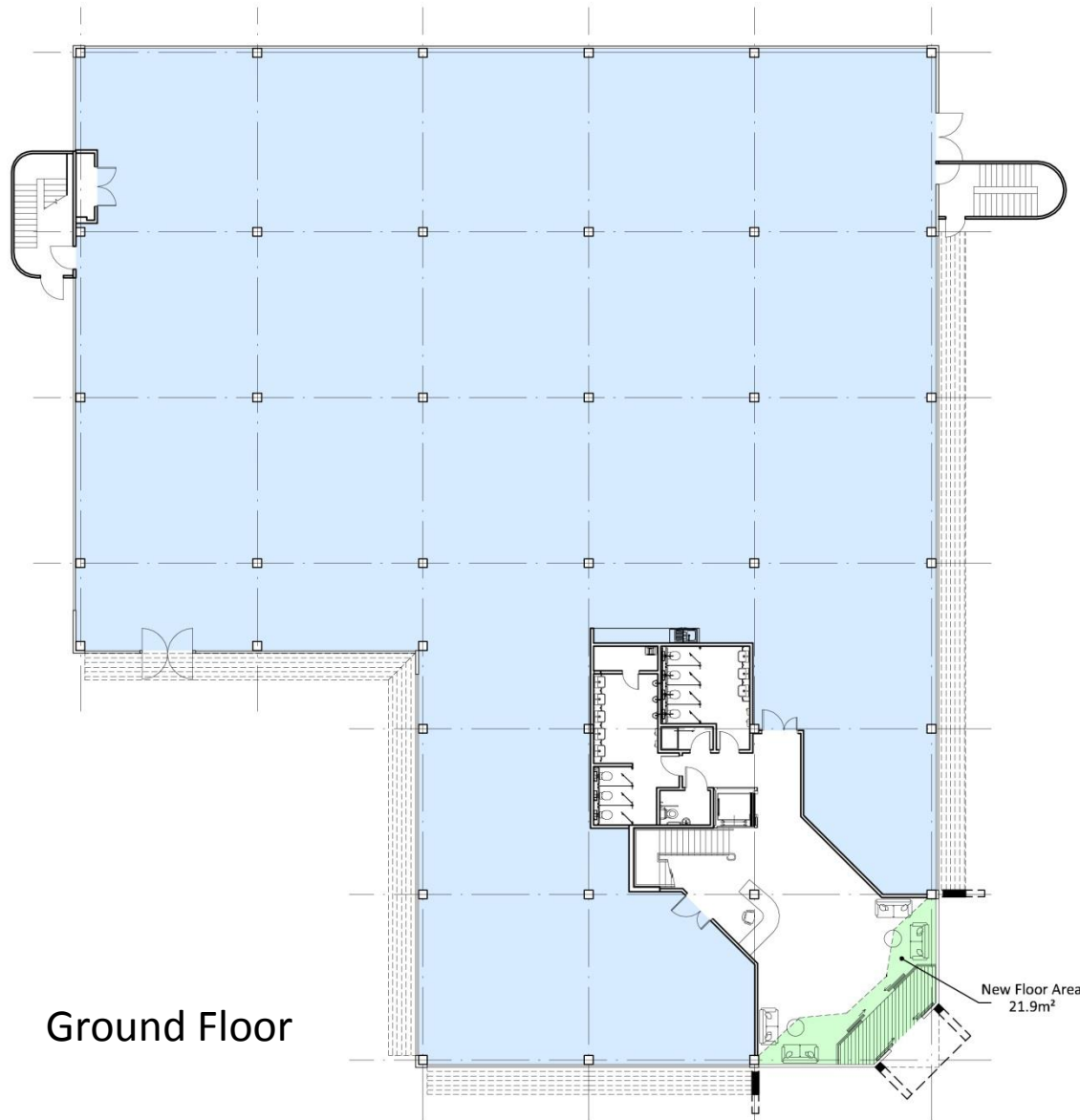




Site Plan

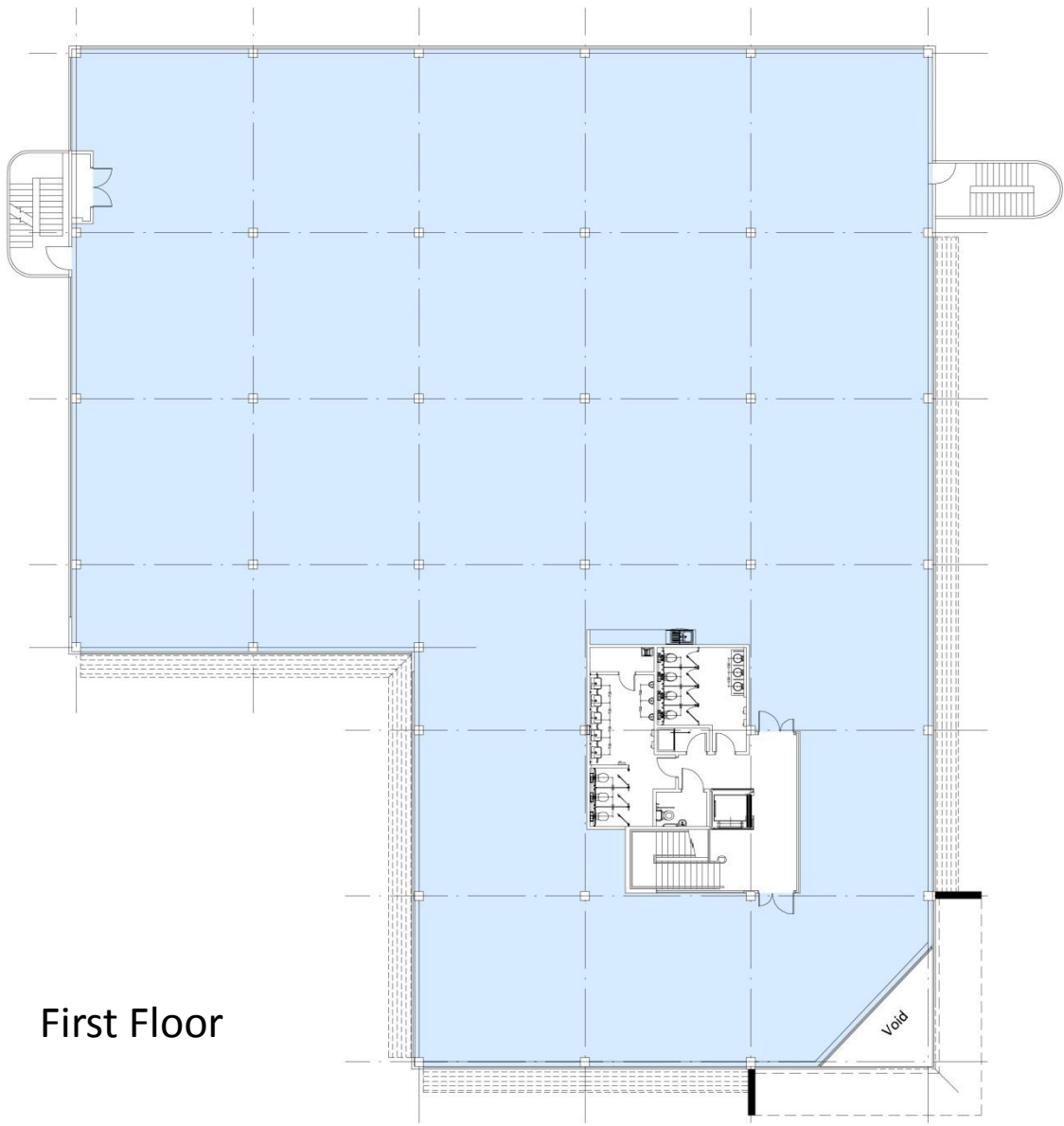


Parkway



Ground Floor

New Floor Area
21.9m²



First Floor